058.A	0011	0028.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	496,700	/	496,700
USE VALUE:	496,700	/	496,700
ASSESSED:	496,700	/	496,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #: 28

Owner 1:	SHAH ABHISHEK C
Owner 2:	CHHEDA RUCHI S
Owner 3:	
Street 1:	28 PEIRCE ST UNIT 28
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BITTARELLI JASON F -
Owner 2:	-
Street 1:	28 PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1908, having primarily Aluminum Exterior and 911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	496,700			496,700
Total Card	0.000	496,700			496,700
Total Parcel	0.000	496,700			496,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.23 | /Parcel: 545.23

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 314315

GIS Ref

GIS Ref

Insp Date 05/08/13

PREVIOUS ASSESSMENT

Parcel ID 058.A-0011-0028.0

!15950!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	496,700	0	.		496,700		Year end	12/23/2021
2021	102	FV	482,700	0	.		482,700		Year End Roll	12/10/2020
2020	102	FV	475,700	0	.		475,700	475,700	Year End Roll	12/18/2019
2019	102	FV	475,200	0	.		475,200	475,200	Year End Roll	1/3/2019
2018	102	FV	387,900	0	.		387,900	387,900	Year End Roll	12/20/2017
2017	102	FV	354,000	0	.		354,000	354,000	Year End Roll	1/3/2017
2016	102	FV	366,700	0	.		366,700	366,700	Year End	1/4/2016
2015	102	FV	338,700	0	.		338,700	338,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:39:36

LAST REV

Date	Time
11/18/19	11:04:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15950

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BITTARELLI JASO	69937-128		9/15/2017		525,500	No	No		
BRAGDON LEANNE	64140-548		8/27/2014		399,000	No	No		
CAROWELL LLC,	58371-223		1/27/2012	No Prior Val	312,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2013	Measured	BR	B Rossignol
5/8/2013	NEW CONDO	BR	B Rossignol
4/27/2012	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	39050
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7291																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	32.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	411.709
Other Features:	60821
Grade Factor:	1.00
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610243
Depreciation:	113505
Depreciated Total:	496737

COMMENTS

NEXT TO PRECISION TIRE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	576.39
Special Features:	0	Val/Su Net:	545.23
Final Total:	496700	Val/Su SzAd	545.23

SKETCH

UnSketched SubAreas:
GLA: 911,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	911	411.710	375,067

Net Sketched Area:	911			Total:	375,067
Size Ad	911	Gross Area	911	FinArea	911

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

058.A-0011-0028.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---